



Staff Report

Knoxville Historic Zoning Commission

File Number: 6-E-26-HZ

Meeting: 6/18/2026
Applicant: Allison Peek
Owner: The Chic Peek LLC

Property Information

Location: 720 Scenic Dr. **Parcel ID:** 107 M E 038
District: Scenic Drive NC
Zoning: RN-1 (Single-Family Residential Neighborhood)
Description: Neoclassical, 1929

Two-story frame residence with a side-gable roof clad in asphalt shingles, an exterior of brick veneer, and a centrally-located gabled portico with partial cornice returns.

Staff Recommendation

Staff recommends denial of Certificate 6-E-26-HZ.

Description of Work

Level II Major Repair or Replacement

New circular driveway in front yard. Driveway extends south from existing side driveway and wraps around front yard, measuring approximately 13' wide and set 8'-6" from the house's façade at the closest point.

Comments

1. 720 Scenic Drive is a contributing resource to the Scenic Drive Neighborhood Conservation overlay.
 2. The property currently features an approximately 15' wide driveway on the north (left) side of the property, that extends approximately 110' along the left side of the house, towards an existing driveway. City inspectors visited the site in early May after gravel was poured in the front yard to prepare for the circular driveway, without a permit or COA.
 3. The design guidelines state that "parking pads and circular driveways should not be placed in the front yard except in extraordinary cases where a driveway to the rear of a property is impractical or unsafe." There is already a driveway and sufficient parking, which is not near any other major intersections on Scenic Drive, and the property is relatively flat. The existing driveway is not impractical or unsafe.
 4. Placing a new circular driveway in the front of the house will result in the majority of the front yard serving as paved parking, which detracts from the "lawns, plantings, and semi-wooded areas that are essential to maintaining" the overlay. The new circular driveway will be close to Scenic Drive and very visible from the street. A new circular driveway in the front yard does not meet the guidelines.
-

Applicable Design Guidelines

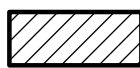
Scenic Drive NC-1 Design Guidelines, adopted by the Knoxville City Council on September 26, 2006.

2. Parking pads and circular driveways should not be placed in the front yard except in extraordinary cases where a driveway to the rear of the property is impractical or unsafe. In those cases, a small parking area may be constructed pervious paving material is encouraged and landscaping should conceal the parking area from the street.

6. When driveways are constructed, they should be as narrow as possible.



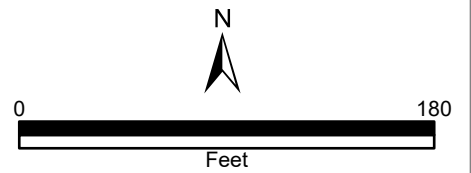
6-E-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

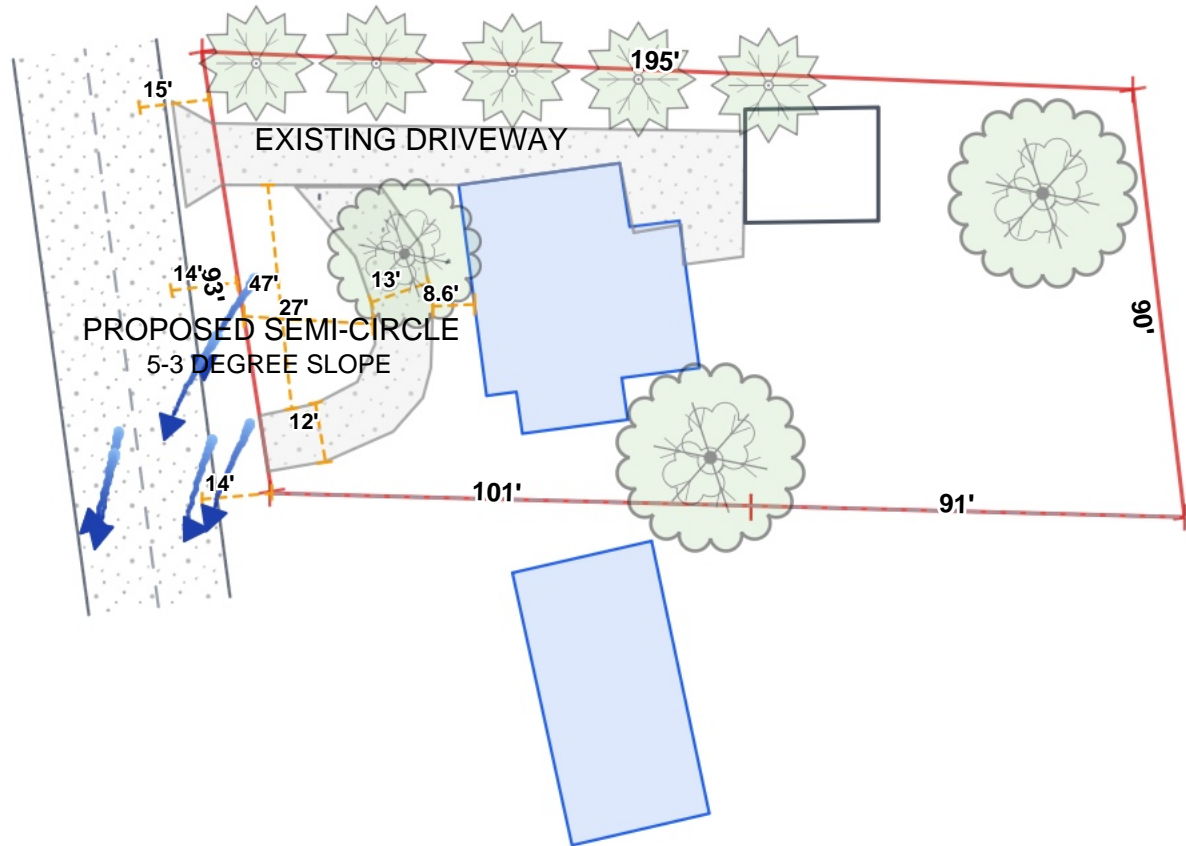


720 Scenic Dr. 37917
Scenic Drive NC

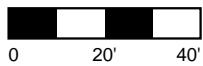
Original Print Date: 6/2/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Allison Peek





Scale: 1" = 40'



SITE PLAN

720 Scenic Dr
Knoxville
TN

Property Info

APN: 107ME038
Zoning: --
Lot Size: 0.41 acres



April 2026



June 2026



April 2026